900

# FREDERICK WEST STORAGE CONDOMINIUMS

A PART OF THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

#### LEGAL DESCRIPTION:

LOT 3, BLOCK 3, FREDERICK WEST BUSINESS CENTER, FILING NO. 3. COUNTY OF WELD, STATE OF COLORADO

CONTAINING 117,016 SQ. FT. OR 2.686 ACRES MORE OR LESS.

### NOTES:

1) BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M., BEARS S 89'59'55" E BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON

2) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN HEREON. OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.

4) UNITED TITLE COMPANY COMMITMENT NO. U0004330, DATED MARCH 2, 2006, AT 7:29 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT.

5) DATE OF FIELD SURVEY: JUNE 6, 2006. DATE OF BUILDING SURVEY: JUNE 6, 2006.

6) SITE BENCHMARK; SOUTHWEST PROPERTY CORNER OF LOT 3, BLOCK 3, FREDERICK WEST BUSINESS CENTER, FILING 3 LOCATED ON THE WESTERLY END OF THE SOUTHERLY LINE OF SAID LOT 3, BEARING N90°00'00"E. ELEVATION=4,923.19 FEET, NGVD 1929.

7) DIMENSIONS FROM PROPERTY LINE TO BUILDING ARE TO EXTERIOR BUILDING CORNERS OF THE BUILDING AND NOT TO CANOPIES, EAVES OR SIMILAR ARCHITECTURAL FEATURES.

8) ALL AREAS WITHIN THE BOUNDARY LINES OF THIS PROPERTY AND OUTSIDE OF EXISTING AND FUTURE BUILDING LINES ARE, OR WILL BE, GENERAL COMMON ELEMENTS. GENERAL COMMON ELEMENTS (G.C.E.) REFER TO ALL COMMON ELEMENTS EXCEPT THE LIMITED COMMON ELEMENTS.

### TITLE NOTES:

(ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SCHEDULE B2

OF REFERENCED TITLE COMMITMENT.)

GENERAL EXCEPTIONS, AFFECTS PROPERTY HOWEVER

NOTHING TO SHOW.

AFFECTS PROPERTY AS SHOWN ITEMS #7

ITEMS #8-10 AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW

AFFECTS PROPERTY AS SHOWN ITEM #12-16 AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW

ITEMS #17 AFFECTS PROPERTY AS SHOWN ITEMS # 18 AFFECTS LOTS 1 AND 2, BLOCK 6

## SURVEYOR'S CERTIFICATE:

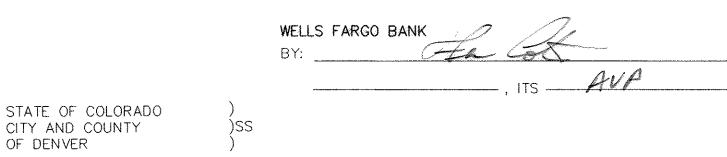
I. VINCENT T. DENEUI, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS CONDOMINIUM MAP OF FREDERICK WEST STORAGE CONDOMINIUMS AND THE SURVEY UPON WHICH IT IS BASED WERE COMPLETED UNDER MY RESPONSIBLE CHARGE. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONTAINS THE INFORMATION REQUIRED BY SECTION 38-33.3-209, C.R.S., AND ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED SUBSTANTIALLY COMPLETED.



VINCENT T. DENEUI COLORADO P.L.S. 37947 FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

## LENDER'S ACCEPTANCE CERTIFICATE:

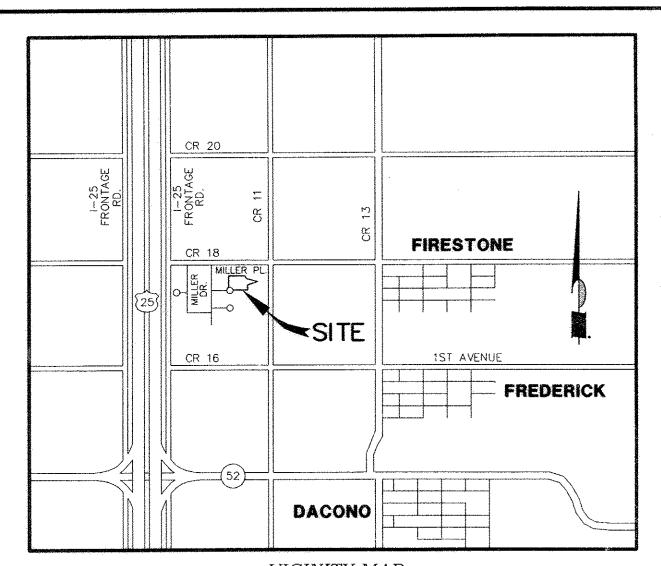
THE UNDERSIGNED HAS REVIEWED THIS DECLARATION WITH THE ADVICE OF COMPETENT COUNSEL. BASED UPON SUCH REVIEW, THE UNDERSIGNED HEREBY APPROVES THE FORM AND CONTENT OF THIS DECLARATION AND AGREES THAT IT MAY BE RECORDED AGAINST AND WILL ENCUMBER THE PROPERTY DESCRIBED HEREIN AND THE UNDERSIGNED AGREES, ON BEHALF OF WELLS FARGO BANK AND THE SUCCESSORS AND ASSIGNS OF WELLS FARGO BANK, TO BE FULLY SUBJECT TO ALL OF THE COVENANTS, CONDITIONS RESTRICTIONS CONTAINED IN THIS DECLARATION AS OF THE DAY AND YEAR FIRST ABOVE WRITTEN.



CITY AND COUNTY OF DENVER

THE COREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS . AS Wice the siden! OF WELLS FARGO BANK

WITNESS MY HAND AND PREICIAL SEAL

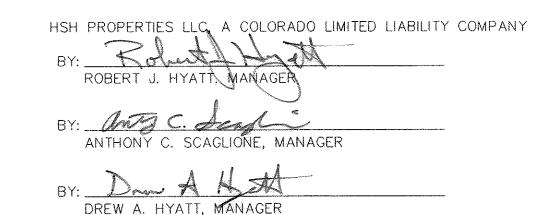


**VICINITY MAP** NOT TO SCALE

DECLARANT'S CERTIFICATE

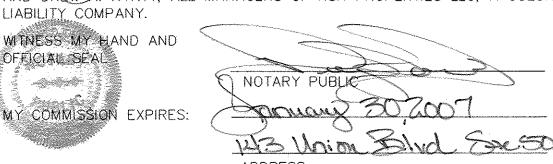
HSH PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY AS DECLARANT OF THE HEREON DESCRIBED PROPERTY AS THE SAME IS DEFINED IN THE CONDOMINIUM DECLARATION FOR THE HEREIN DESCRIBED PROPERTY, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT WAS PREPARED PURSUANT TO THE PROVISION OF THE CONDOMINIUM DECLARATION FOR FREDERICK WEST STORAGE CONDOMINIUMS, RECORDED ON

2006 AT RECEPTION NO. THE CLERK AND RECORDER OF THE COUNTY OF WELD, STATE OF COLORADO, AND ANY AMENDMENTS TO, IN ORDER TO SUBMIT IMPROVEMENTS HEREIN DESCRIBED TO THE CONDOMINIUM FORM OF OWNERSHIP AND USE PURSUANT TO THE COLORADO COMMON INTEREST OWNERSHIP ACT, BEING ARTICLE 33.3, TITLE 38, COLORADO REVISED STATUTES 1973, AS AMENDED AND SUPPLEMENTED.



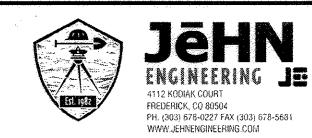
STATE OF COLORADO COUNTY OF JEFFERSON

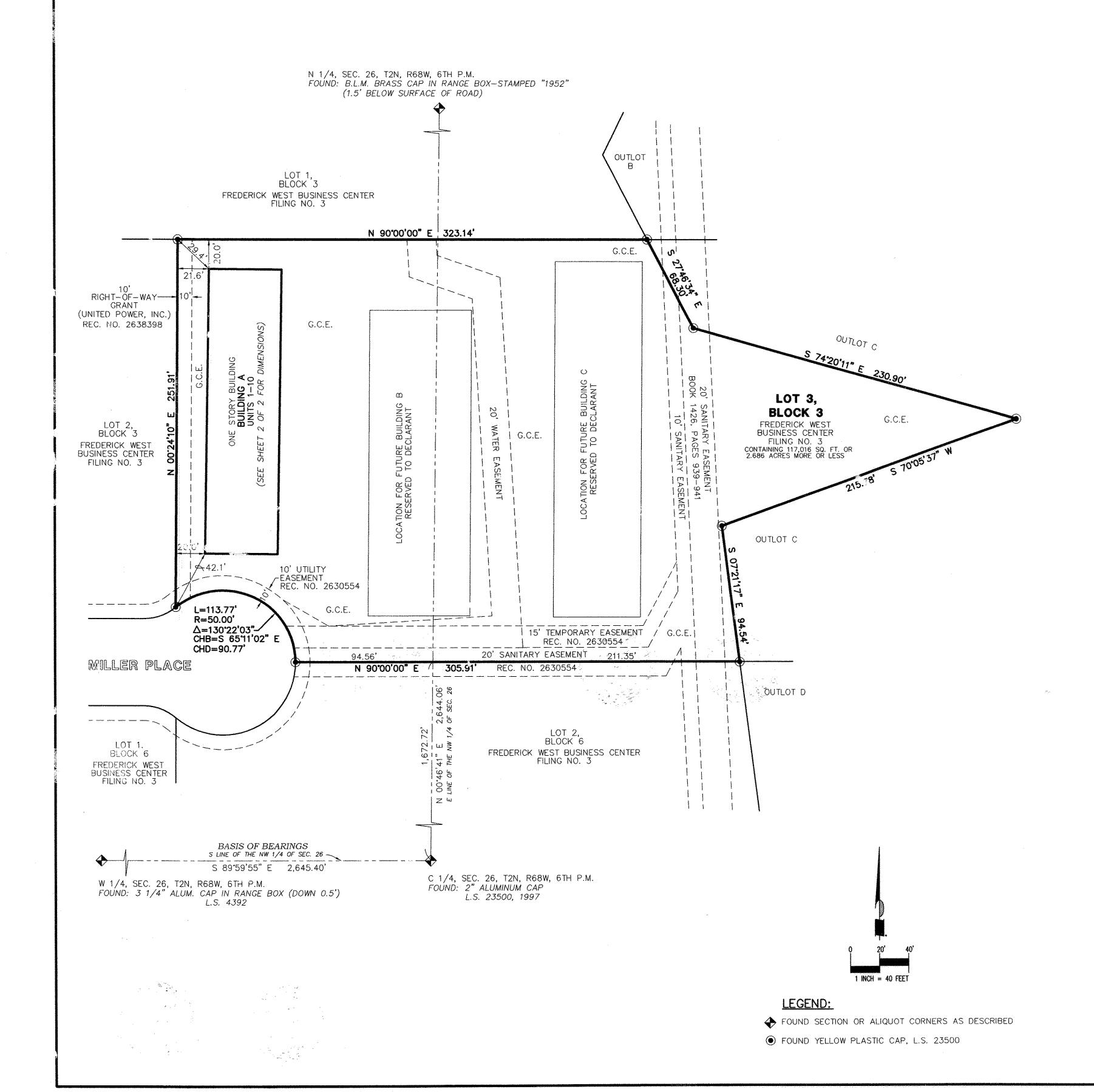
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF \_\_\_\_\_\_, 2006, A.D., BY ROBERT J. HYATT, ANTHONY C. SCAGLIONE AND DREW A. HYATT, ALL MANAGERS OF HSH PROPERTIES LLC, A COLORADO LIMITED



PROJECT INFO: FREDERICK WEST STORAGE JOB# 1702-205-120 JULY, 2006 #\1702\205-120\SURVEY\CONDOMINIUM MAP\5120C001.dwg vtd

SHEET 1 OF 2

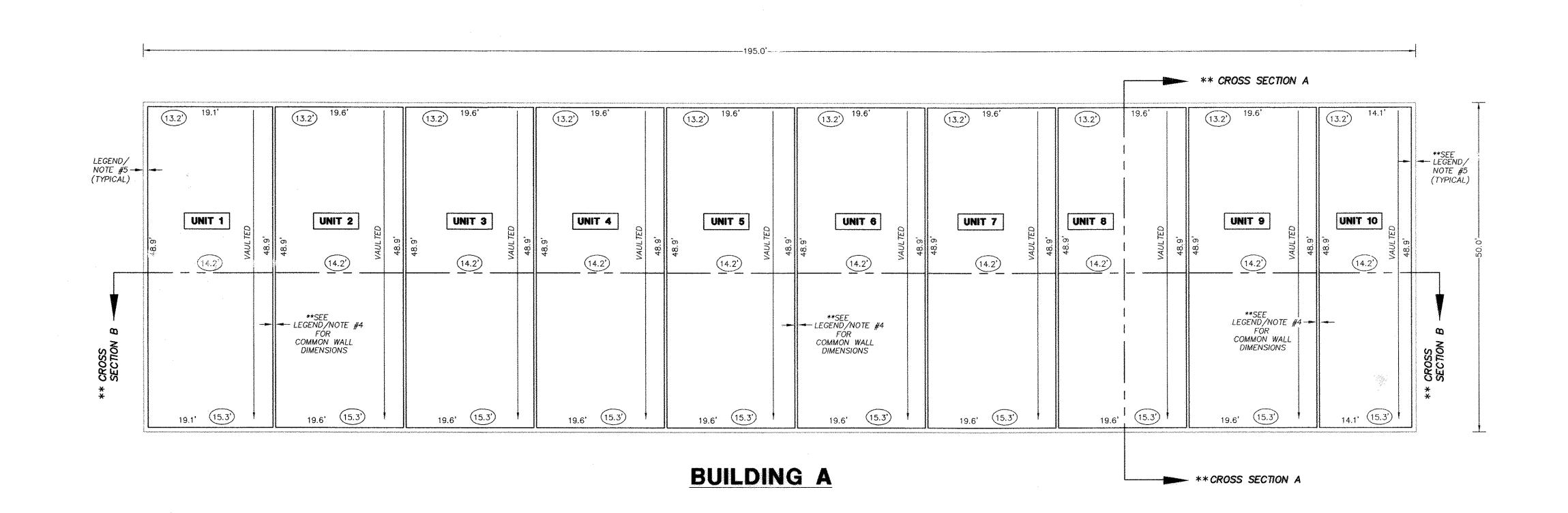


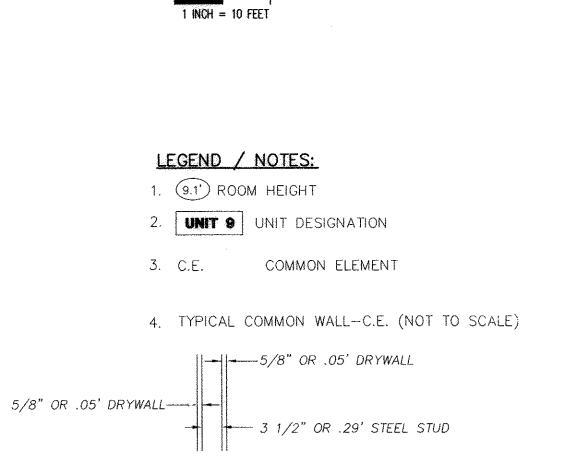


CONDOMINIUM MAP OF

# FREDERICK WEST STORAGE CONDOMINIUMS

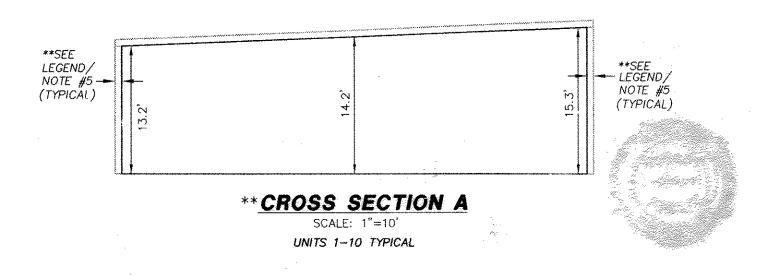
A PART OF THE NORTH ONE—HALF OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2

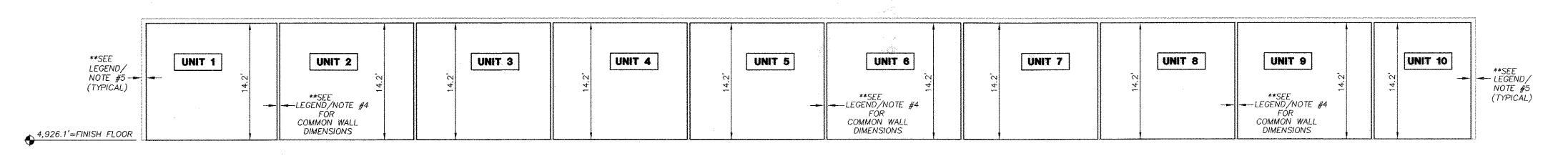




5. TYPICAL BUILDING PERIMETER-EXTERIOR WALL (NOT TO SCALE)

----8 1/4" OR 69'





\*\* CROSS SECTION B



PROJECT INFO: FREDERICK WEST STORAGE CONDOMINIUMS JOB# 1702-205-120 JULY, 2006

j: \1702\205-120\SURVEY\CONDOMINIUM MAP\5120C002.dwg vtd

SHEET 2 OF 2

